



Queensdale Road, Holland Park, W11

For the finer things in property.



Queensdale Road, Holland Park, W11

A wide family house over just four floors, with excellent accommodation and a charming rear garden.

This is a particularly wide, immaculately presented three bedroom house which can easily be reverted back to its original five bedroom layout. There is excellent entertaining space including a double drawing room, dining room and large kitchen/breakfast room. The house further benefits from a bespoke Bulthaup kitchen and beautiful Mark Wilkinson joinery in the dressing room.

Double doors from the office and the adjoining dining room, which has a fabulous glazed ceiling lantern and 4m ceiling heights both lead out to a well planted, private garden. Access to the beautiful communal gardens of St. James's Gardens is available by separate negotiation, subject to application.

Queensdale Road is a very attractive street which crosses Addison Avenue and Norland Square. It benefits from the excellent shopping and transport facilities of Holland Park Avenue and Notting Hill Gate and the green spaces of Holland Park are very nearby.

Entrance hall | Drawing room | Kitchen/
breakfast room | Dining room | Office | Three
bedrooms | Three bath/shower rooms | Study/
bedroom four | Dressing room | Utility room
Guest WC | Garden | EPC Rating D

Terms

Tenure: Freehold

Council Tax: Band H

Local Authority: The Royal Borough of
Kensington and Chelsea

Asking Price: £4,350,000







Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com

struttandparker.com

IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024. Particulars prepared April 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



50 offices across England and Scotland,
 including Prime Central London

For the finer things in property.

